144.0	0008	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,000 / 669,000
					USE VALUE:	669,000 / 669,000
					ASSESSED:	669,000 / 669,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
223		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VLACHOS THEODORE J
Owner 2:	
Owner 3:	
Street 1:	223 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TORMOS MARISSA V -
Owner 2:	-
Street 1:	223 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,011 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1470 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4011.000	236,700		432,300	669,000
Total Card	0.092	236,700		432,300	669,000
Total Parcel	0.092	236,700		432,300	669,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.10 | /Parcel: 455.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 94551

GIS Ref

GIS Ref

Insp Date 12/01/17

!11284!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0008-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,700	0	4,011.	432,300	669,000	669,000	Year End Roll	12/18/2019
2019	101	FV	196,500	0	4,011.	405,200	601,700	601,700	Year End Roll	1/3/2019
2018	101	FV	195,900	0	4,011.	335,000	530,900	530,900	Year End Roll	12/20/2017
2017	101	FV	195,900	0	4,011.	308,000	503,900	503,900	Year End Roll	1/3/2017
2016	101	FV	195,900	0	4,011.	281,000	476,900	476,900	Year End	1/4/2016
2015	101	FV	183,300	0	4,011.	275,600	458,900	458,900	Year End Roll	12/11/2014
2014	101	FV	183,300	0	4,011.	256,100	439,400	439,400	Year End Roll	12/16/2013
2013	101	FV	183,300	0	4,011.	243,700	427,000	427,000		12/13/2012

PRINT

Date	Time
12/11/20	01:28:17

LAST REV

Date	Time
11/30/18	11:18:47

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11284

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TORMOS MARISSA	37679-475		1/15/2003		445,000	No	No		
KRIEBEL NANCY	27673-557		9/15/1997		219,000	No	No		Y

USER DEFINED

Prior Id # 1:	94551
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/1997	110	Manual	1,500					REROOF REAR

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/26/2008	Meas/Inspect	189	PATRIOT
3/26/2003	MLS	MM	Mary M
11/9/2000	Hearing N/C	264	PATRIOT
11/17/1999	Meas/Inspect	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4011		Sq. Ft.	Site		0	80.	1.35	9									432,264						432,300	

Total AC/HA:	0.09208	Total SF/SM:	4011	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	432,264	Spl Credit		Total:	432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00739920
Adj $ / SQ:	142.799
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321609
Depreciation:	84905
Depreciated Total:	236704

COMMENTS

BK; 1376 PG; 547 KRIEBEL NANCY M 648-3855.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

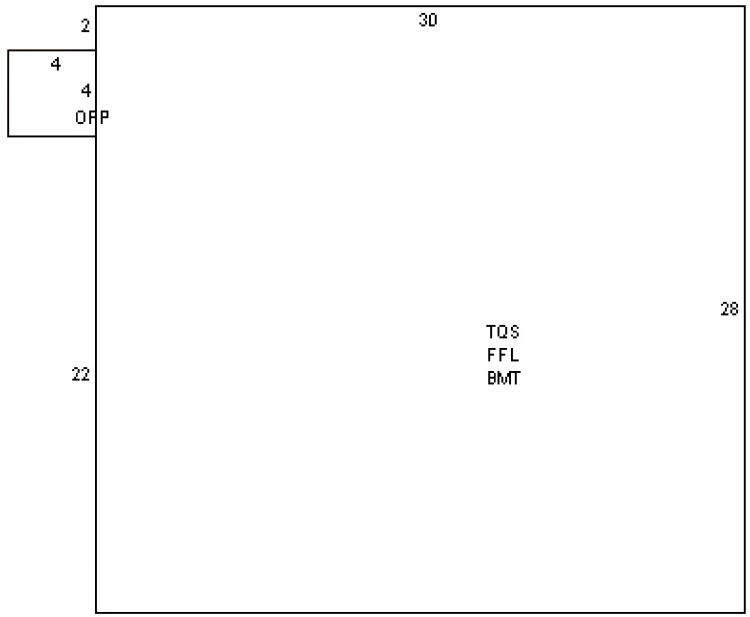
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	142.80
Special Features:	0	Val/Su Net:	101.76
Final Total:	236700	Val/Su SzAd	161.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	42.840	35,985
FFL	First Floor	840	142.800	119,951
TQS	3/4 Story	630	142.800	89,963
OFP	Open Porch	16	44.330	709

Net Sketched Area:	2,326	Total:	246,608
Size Ad	1470	Gross Are	2536	FinArea	1470
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0008-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc